

COMMUNITY DEVELOPMENT NEWS

FROM THE DIRECTOR,
MICHELE GRANT

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Community Development

<i>Important Numbers</i>	
<i>Director</i>	857-4330
<i>1st Time Homebuyers</i>	857-4346
<i>Construction</i>	857-4351
<i>Joint Venture Rentals</i>	857-4348
<i>Rehab. Assistance</i>	857-4346
<i>Special Housing Programs</i>	857-4343
<i>Strategic Planning</i>	857-4340

Of Special Interest:

- Get involved in the Consolidated Plan
- Learn about an employee helping citizens.
- Get involved in planning for the Martin/Haywood area.

Welcome to our first issue of the CD newsletter. This is an opportunity for the Department to share information about our programs, activities and staff, as well as highlight some of the exciting activities that we are working on. The overall goal is to increase communication among our partners, area residents and other interested stakeholders in the provision of better communities and affordable housing for Raleigh residents.

The newsletter will also provide communication about our activities. It will include the usual announcements and notices, but we will also provide feature articles about our staff and partners and include information about our developments and other efforts for which we provide funding.

Some of this includes more

outreach among staff to aggressively market our programs. The Future Search meeting last July was another effort to hear from our stakeholders about our existing programs and how we may encourage greater collaboration. We were pleased that so many of you shared this time to assist us in assessing what we need to focus on. We will continue to keep you updated on some of the activities that develop.

We are currently in the midst of preparing a new Five Year Consolidated Housing Plan. We look forward to working with area stakeholders in the preparation of this new plan. We had two public hearings and have received good feedback. We have included a timetable of dates for additional meetings and other opportunities to help



CD Director, Michele Grant

in the preparation of the Plan.

Finally, our neighborhood revitalization efforts will continue to represent a major undertaking for the Department. The Cooke Street Housing Project is under construction, and we are planning a major effort that will focus on the Martin/Haywood area that is highlighted in more detail.

As this is our first issue, we want to hear your comments and welcome your suggestions.

MARTIN/HAYWOOD DEVELOPMENT STRATEGY

Concerned citizens, the Wooten Company, and CD staff are all working together to decide what the City should do to enhance the "Martin/Haywood" area in the Thompson Hunter Phase 1 & 2 redevelopment areas.

The Martin/Haywood area includes all of the properties

within the rectangle formed by: Swain, Hargett, Coleman/Alston, and Lenoir Streets. A map of the area is available on page 2. The City owns several parcels in the area, mainly along Martin and Haywood Streets. Before the City moves ahead with any additional activities, we



any interested citizens. One community meeting was held December 9, 2004 and a steering committee



Martin/Haywood
Strategy Area



*"Strive to do your best
in whatever you are
doing; even if you don't
reach the moon, you will
land upon the stars." -
Kim Hubbard*

MARTIN/HAYWOOD DEVELOPMENT STRATEGY (CONTINUED)

was formed to advise the consultants. The Steering Committee met for the first time on February 9, 2005. Over 30 people attended including the consultants who will prepare the strategy for the area. The committee reviewed a presentation of the public safety concerns in the area and spent time beginning to develop the long term vision for the area.

The next public meeting concerning this redevelopment will be scheduled for March 2005. More information will be sent to stakeholders prior to the meeting. Additional information will be available on City's web site: www.raleighnc.gov Select - [Departments, Community Development](#).



218 Haywood

KIM HUBBARD, CD LOAN SPECIALIST

CD employee Kim Hubbard has worked for the City of Raleigh for twenty years in various departments. In the past two years Kim has been serving the citizens and communities of Raleigh by offering and promoting programs such as Citywide Homeownership, Downtown Homeownership, Homebuyer or Homeowner Rehabilitation, Elderly

Homeownership Rehabilitation and the Emergency Repair programs. Kim's goal as an employee of Community Development is to serve homeowners and first time homebuyers with excellence.

Since February 2004, Kim has been meeting with many different organizations on rehab and homeownership programs. She has mailed out

over 1,300 program packets and given out over 2,000 program packets at area meetings. Due to these efforts, over 200 new loan applications have been received by CD.

Please contact her with your questions at 857-4346.

PROJECTS COMPLETED IN 2003—2004

At the end of every fiscal year (July-June) the Community Development Department reports its accomplishments to HUD in the Consolidated Annual Performance and Evaluation Report (CAPER)

In 2003 - 2004 these accomplishments included

149 new rental and transitional housing units in five complexes for singles, the elderly, and families. One additional developer built 14 single family homes. The City partnered and provided City Housing Bond loans and HUD HOME funds for 13 other complexes that will provide housing for 477 more

families and single elderly people in the near future. Four of these latest complexes will provide 115 single family homes. The City also funded needed homeownership counseling for 162 families getting ready to purchase their first homes.

During this past year we also

Continued page 6

CONSOLIDATED PLANNING: PREPARING FOR THE NEXT FIVE YEARS

The Community Development Department has launched its "Consolidated Planning" effort to coordinate the City's expenditure of federal and City housing and community development funds from July 1, 2005 to June 30, 2010. This effort will involve input from City residents and stakeholders such as Citizen Advisory Councils that cover the nine Redevelopment Areas in Raleigh, the Southeast Raleigh Assembly, nonprofits, etc.

In the Plan CD will identify housing and other needs and propose strategies to address them.

The Consolidated Plan will capture the priorities of the low- and moderate-income residents of Raleigh and such residents will help CD craft effective strategies to address such priorities. To make sure you are kept informed of this planning effort, please consult the CD web site at www.raleighnc.gov or contact CD at 919-857-4330.



Martin Park



Habitat for Humanity House



New Bern Avenue

COMMUNITY DEVELOPMENT DEPARTMENT CALENDAR OF UPCOMING ACTIVITIES

2005

- | | |
|-----------------------------|---|
| March 15 | <i>Draft Consolidated Plan available for review</i> |
| March 22 | <i>Consolidated Plan Follow-Up Meeting on Needs and Priorities
6:30 p.m. Raleigh City Council Chambers</i> |
| March 28th—April 3rd | <i>Community Development Week</i> |
| April 5 | <i>Draft Consolidated Plan presented to Council at public hearing in Council Chambers 7:00 pm</i> |
| July 1 | <i>First year of five-year 2005-2009 Consolidated Plan period begins</i> |

*Citizens who want to
participate in the
planning process are
welcome to help us set
our course for the next
five years with our
Consolidated Plan
process.*



Community Development

Community Alternatives for Supportive Abodes (CASA) received funding from the City for the creation of a landscape maintenance division. The resident employees gain job skills, income and a sense of accomplishment. CASA uses the funds that were being paid to an outside landscaping company to fund the worker's hourly wages.

We're on the Web! www.raleighnc.gov

Select—Departments,
Community Development

COOKE STREET HOMEOWNERSHIP STRATEGY MOVES AHEAD

The Community Development Department spent several years buying dilapidated housing and demolishing the structures along the 100, 200, and 300 blocks of Cooke Street between Edenton Street and Oakwood Avenue. The plan is to stabilize the area by replacing substandard properties with new affordable homes.

The Cooke Street affordable housing development will provide 29 new single family homes. After a competitive request for proposals, the City chose four developers to develop

the area: RD Construction Inc., Evergreen Construction Company, Habitat for Humanity, and St. Augustine's College Community Development Corporation. House construction will take about three years to complete.

Along the west side of the 200 and 300 blocks of Cooke Street, an urban greenway is also being built as part of the development.

In the same neighborhood, the former Seawell Street Apartments were rehabilitated and are now

called the Gregory Oaks Apartments. Funding was supported with a \$700,000 loan to fix up 32 units. These units have an on site manager.



Cooke Street

CASA'S COMMUNITY PROPERTY ALTERNATIVES NON-PROFIT HIGHLIGHT

Each year since 2002 the CD Department has made available \$175,000 in program funds to non-profit organizations to be used for eligible CDBG activities to benefit low and moderate income households.

In 2004 Community Alternatives for Supportive Abodes (CASA) received \$50,000 to provide training and stable employment for 10 persons with mental illness and/or substance abuse issues who would acquire and increase skills in landscaping. The program has far exceeded those goals.

Shortly after the award, CASA developed Community Property Alternatives. A Landscape Manager/Trainer was hired and began the work of encouraging and training

people with mental health issues and developmental delays to safely operate landscaping equipment. Residents of CASA's supported housing units were invited to work in this program.

Equipment was purchased with a Wake County grant and extensive training began. By the second month, people were trained and Community Property Alternatives began caring for CASA properties providing landscaping services for all the organization's properties.

Neighbors and homeowners noticed the morning and afternoon work crews doing excellent detailed and careful work on the CASA properties. A number of homeowners hired Community Property Alternatives to care for their properties. The physical result is many more

well maintained properties in the City.

On a recent City monitoring visit, Mr. Phil Brickley, the manager/trainer, explained that the real change has been in the self-esteem of the workers. Some had not held a steady job in many years and would not even look other people in the eyes. These same people, Phil said, are now the best sales people for the business. The growth of the workers has been so great that plans are underway for the program to become self-sufficient through outside contracts with property managers and homeowners.

COMMUNITY POLICE PROGRAM



The City of Raleigh's Neighborhood Police Program was established in 1995. Since the program began 13 officers have participated. The purpose of the Neighborhood Police Program is to help stabilize redeveloping neighborhoods by having police officers reside in the area.

The officers serve as a resource to the neighborhoods when dealing with youth issues, neighborhood appearance, revitalization, and crime. The program is designed to bring a "police

presence" into targeted redevelopment neighborhoods and have the officer's presence assist in deterring crime in the neighborhood.

Recently two new officers began participating in the program. Senior Officer John Brown lives in the Thompson/Hunter redevelopment area, and Officer Peter Ford recently moved into the New Bern/Edenton area.

The City owns, and the Community Development Department maintains, these

single family homes and uses them in the Neighborhood Police Program. In exchange for the housing, the officers dedicate at least 20 hours per month to attending community meetings, getting involved in neighborhood activities, and providing a positive police presence.

The officers are not there to handle emergencies in their off-duty hours but to act as responsible, involved neighbors. Emergencies should always be directed to 911.



"I can connect with the people of the community and help make it a better safer place. I am very excited about the possibilities that this program provides." — Officer Ford

NEW STAFF JOIN COMMUNITY DEVELOPMENT

In the past year three people have joined the Community Development Staff.

Judy Blaeske, no stranger to City workers, joined the CD administrative team as the new Staff Assistant in April 2004. In the past 11 years, Judy has worked in the Community Services, Central Engineering and Inspections Departments. She also worked for a time in the City Manager's office. This is Judy's second posting to CD. In 2000 Judy worked as our Accounting Technician. Judy's attention to detail and organizational abilities have already proved invaluable to the entire staff of the department.

Bruce Jones joined the CD Construction Management section in June 2004.

Coming from the private sector, Bruce now holds the position of Construction Rehabilitation Coordinator. Bruce spends about half his work time in the office and half on the site of rehabilitation projects.

Joe Rappl joined the Strategic Planning section in November 2004. Joe comes from the non-profit world and the Army. He is a Program Coordinator and Special Housing Coordinator. Like Bruce, Joe splits his work time between the office and outside meetings with community organizations and grant holders. Joe's primary focus is to monitor agencies and developers for program compliance with HUD and City guidelines.



Bruce, Judy and Joe

"I enjoy working in a department making such a positive difference in the community." - Judy Blaeske

"It is a great challenge working with such a professional team." - Joe Rappl



Community Development

PROJECTS COMPLETED IN 2003— 2004 (CONTINUED)

completed the following projects.

Lennox Chase, a project by DHIC, is located at 2534 Lake Wheeler Road, and consists of 37 units of single room occupancy (efficiency units). Berkeley Springs, at 5500 Dixon Drive, was developed by Evergreen Construction and is an affordable apartment complex for citizens at least 55 years young. Mills Construction developed Chestnut Hills, which is at 111 Millchest Place, and provides 50 units of affordable housing for families. The Curtis Drive project, modular construction by Charles Haywood, offers single-family homes and townhouses for rent. James Montaque and Frankie Pendergraph developed Elder's Peak with 48 Senior Apartments. Ribbon cutting at Elder's Peaks was on March 7, 2005. Milburnie, on Wesley Way, is a single-family home project developed by Passage Home.



City Rehabilitated Properties.

Name of Development	Number of Units	Type of Units
Lennox Chase	37	Efficiency Apts.
Berkeley Springs	36	Senior Apts.
Chestnut Hills	50	Family Apts.
Curtis Drive/Extension	16	Rental Townhomes Single Family Homes
Elder's Peak	48	Senior Apts.
Milburnie	14	Single Family Homes
Glory to Glory House	10 beds	Transitional Housing

The City helped 49 low to moderate income first-time homebuyers by providing low cost 2nd mortgages to help them own homes. The City provides both a Downtown and a City wide 2nd mortgage program.

Glory to Glory House's ten transitional beds are used to help women needing supportive services prepare for permanent housing.

This past fiscal year 14 elderly households received deferred payment loans from the City to rehabilitate their homes so they could meet codes for safety and live in decent homes.

The City also acquired 45 different properties or parcels of land to use for redevelopment activities. Five properties were purchased and rehabilitated bringing the City owned stock of decent affordable rental housing to 250 units.

Three nonprofit organizations received a total of \$170,450 in grants to provide direct housing-related or job-related support to 91 individuals or families. These "special population" families were experiencing homelessness or dealing with disabilities.



Glory to Glory House of Refuge, Carson Street

NEW AFFORDABLE HOUSING APPROVED

In the past six months the Raleigh City Council approved funding for new affordable housing units.

Community Alternatives for Supportive Abodes (CASA) will be receiving \$240,000 through the Continuum of Care program for Families at Home, a 10-unit complex off Sunnybrook Road for homeless families.

A proposal submitted by Evergreen Construction was also approved. The 34 unit family development located at the corner of Eck and Trawick Roads will be

known as Autumn Trace, which will receive \$500,000 in City funds.

Another new development Carlton Place, is an 80-unit complex located in Raleigh's Downtown East Redevelopment Area. The developer is Downtown Housing Improvement Corporation and they purchased the land from the City of Raleigh as well as receiving a \$1,000,000 loan.

Gateway Park, which is on Jamaica Drive, received tax credits and is under construction; 84 affordable apartments will soon be

available. The developer is the NRP Group.



Gateway Park under construction

COMMUNITY MEETING ON RALEIGH'S HOUSING & DEVELOPMENT NEEDS

Raleigh Municipal Building
222 W. Hargett Street
March 22, 2004
6:30—8:00 pm

Public Review of Draft Consolidated Plan
Summation of the November Meetings

- Housing Rehab Needs
- Needs of Low- and Moderate-Income Homebuyers and Renters
- Redevelopment Focus Areas (single-family development)
- Other Needs (training, employment, small business development)
- Special Populations (youth, elderly, disabled, homeless persons, etc.)



We hope you can join us!

Feel free to call or e-mail Ana Kimsey, CD Planner at 857-4341, ana.kimsey@ci.raleigh.nc.us or Shawn McNamara, CD Program Manager at 857-4340, shawn.mcnamara@ci.raleigh.nc.us.

Get involved! We want to hear what you think your community needs. Join us March 22 at 6:30 at the Council Chambers in the Raleigh Municipal Building.

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**Opportunities to Comment on Raleigh's Next
Five-Year Consolidated Plan**

March 22, 2005—Public Meeting, 6:30 pm at the City Council Chambers

April 5, 2005—Public Hearing, 7:00 pm at the City Council Chambers



Community Development

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